

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Francisco

State: CA

PJ's Total HOME Allocation Received: \$125,985,113

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	94.73 %	90.22 %	8	90.66 %	89		84
% of Funds Disbursed	84.24 %	80.19 %	29	81.06 %	58		56
Leveraging Ratio for Rental Activities	1.24	5.73	71	4.62	7		20
% of Completed Rental Disbursements to All Rental Commitments***	69.62 %	72.76 %	55	81.27 %	15		15
% of Completed CHDO Disbursements to All CHDO Reservations***	59.92 %	60.11 %	44	68.23 %	33		30
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.27 %	78.04 %	32	79.86 %	67		58
% of 0-30% AMI Renters to All Renters***	63.82 %	41.03 %	12	44.82 %	93		82
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.83 %	92.04 %	64	94.65 %	20		21
Overall Ranking:			In State:	43 / 92	Nationally:	29	33
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$37,438	\$32,339		\$25,419	1,653 Units		45.10 %
Homebuyer Unit	\$42,143	\$19,480		\$14,530	136 Units		3.70 %
Homeowner-Rehab Unit	\$0	\$26,371		\$20,251	0 Units		0.00 %
TBRA Unit	\$533	\$2,782		\$3,156	1,875 Units		51.20 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$83,904	\$191,168	\$0
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.23

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	27.0	31.6	0.0	17.4
Black/African American:	30.0	3.7	0.0	59.7
Asian:	9.4	52.2	0.0	1.5
American Indian/Alaska Native:	0.9	0.0	0.0	1.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	1.4
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.2
Asian and White:	0.1	0.7	0.0	0.0
Black/African American and White:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.1
Other Multi Racial:	8.7	0.0	0.0	5.9
Asian/Pacific Islander:	13.8	0.0	0.0	0.3

ETHNICITY:

Hispanic	9.6	11.8	0.0	12.6
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HOUSEHOLD SIZE:

1 Person:	65.5	39.0	0.0	53.3
2 Persons:	16.4	30.9	0.0	18.7
3 Persons:	9.2	17.6	0.0	13.1
4 Persons:	5.2	11.8	0.0	9.2
5 Persons:	2.4	0.0	0.0	3.9
6 Persons:	1.2	0.7	0.0	1.0
7 Persons:	0.1	0.0	0.0	0.6
8 or more Persons:	0.0	0.0	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	60.9	38.2	0.0	54.3
Elderly:	17.5	0.0	0.0	1.8
Related/Single Parent:	13.8	8.1	0.0	33.0
Related/Two Parent:	5.8	12.5	0.0	6.9
Other:	2.0	41.2	0.0	4.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.9	0.0 [#]
HOME TBRA:	6.0	
Other:	25.3	
No Assistance:	49.9	

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

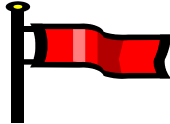
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco **State:** CA **Group Rank:** 29
State Rank: 43 / 92 PJs **Overall Rank:** 33
Summary: 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	69.62	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	59.92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	91.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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